

[Title 19 ZONING](#)

Chapter 19.52 A-5, A-10 AND A-20 AGRICULTURAL ZONES[19.52.010 Purpose of provisions.](#)[19.52.020 Permitted uses.](#)[19.52.030 Conditional uses.](#)[19.52.040 Lot area, width and yard regulations.](#)[19.52.050 Building height.](#)**19.52.010 Purpose of provisions.**

The purpose of the A-5, A-10 and A-20 zones is to promote and preserve, in appropriate areas of the county, conditions favorable to agriculture. To this end, the A districts are intended to include activities normally related to agricultural uses and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity. (Prior code § 22-24A-1)

19.52.020 Permitted uses.

Permitted uses in the A-5, A-10 and A-20 zones include:

- Accessory uses and buildings customarily incidental to permitted uses;
- Agriculture;
- Apiary;
- Aviary;
- Farms devoted to raising (including fattening), slaughtering, dressing and marketing as incident to raising of chickens, turkeys or other fowl, rabbits, chinchilla, beaver, nutria, fish or frogs;
- Home business, subject to Chapter 19.85;
- Home day care/preschool, subject to Section 19.04.293;
- Household pets;
- Raising and grazing of horses, cattle, sheep or goats, including the supplementary feeding of such animals, providing that such raising or grazing is not part of nor conducted in conjunction with any livestock feed yard, livestock sales yard, slaughterhouse, animal byproduct business, or commercial riding academy;
- Residential facility for elderly persons;
- Residential facility for persons with a disability, provided that each such facility shall not be located within one-half mile of a similarly-licensed residential facility for persons with a disability;
- Single-family dwelling; ranch buildings and structures;
- Sugar beet loading station and dump site;
- Two-family dwelling;
- Worm farming.

(Ord. 1535 § 4 (part), 2004; Ord. 1452 § 12, 1999; Ord. 1200 § 5 (part), 1992; Ord. 1179 § 5 (part), 1992; 1986 Recodification; § 1 (part) of Ord. passed 2/1/84; prior code § 22-24A-2)

19.52.030 Conditional uses.

Conditional uses in the A-5, A-10 and A-20 zones include:

- Accessory uses and structures customarily incidental to conditional uses;
- Agriculture experimental station;
- Airport;
- Bed and breakfast homestay;
- Cemetery;
- Dairy or creamery, milk processing and sales of dairy products produced on the premises;
- Day care/preschool center, subject to Section 19.76.260;
- Dog breeding establishment; dog kennel, dog pound; dog training school;
- Dude ranch;
- Egg candling and sales of poultry products produced on the premises;
- Fur farm;
- Gasohol production for private use only, alcohol storage not to exceed two hundred gallons;
- Golf course;
- Gun club; hunting club;
- Hay chopping;
- Home day care/preschool, subject to Section 19.04.293;
- Hog ranch;
- Living quarters for persons employed on the premises;
- Nursery and/or greenhouse, excluding retail sales;
- Open storage, sales and rental of irrigation pipe;
- Organic disposal site (minimum lot area, fifty acres);
- Pigeons, subject to health department health regulations;
- Plant for storage or packing of fruits or vegetables;
- Private nonprofit recreational grounds and facilities;
- Public and quasi-public use;
- Public stable; riding academy; rodeo grounds;
- Radio and television tower; transmitting station; business office; studio and relay station;
- Sanitary landfill;
- Solar evaporation pond for the processing of salt;
- Stands for the retail sales of products on the premises;
- The following uses, provided they are a minimum of five hundred feet from any residential use:
 - A. Livestock feed yard and/or sales yard,
 - B. Manufacture of fertilizer and soil conditioner or compost processing and sales, provided that no objectionable odors are created,
 - C. Slaughterhouse; stockyard;
- Veterinary.

(Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1198 § 8 (part), 1992; Ord. 1179 § 6 (part), 1992; Ord. 1088 § 5 (part), 1989; 1986 Recodification; (part) of Ord. passed 12/15/82; (part) of Ord. passed 8/21/80; prior code § 22-24A-3)

19.52.040 Lot area, width and yard regulations.

The minimum lot area and lot width in the A-5, A-10 and A-20 zones may include public or private streets. The area in right-of-way shall not exceed twenty-five percent of the minimum lot area. Minimum yard requirements will be measured from the right-of-way line.

District	Lot Area	Lot Width	Front	Side	Rear
A-20	20 acres	200 feet	50 feet	20 feet	50 feet
A-10	10 acres	200 feet	50 feet	20 feet	50 feet
A-5	5 acres	200 feet	50 feet	20 feet	50 feet

(Ord. 1278 § 2, 1994: prior code § 22-24A-4)

19.52.050 Building height.

Except as otherwise provided by the term of a conditional use permit, no structure in the A-5, A-10 and A-20 zones shall exceed a height equal to the distance between such structure and the nearest property line of the parcel on which it is situated. (Prior code § 22-24A-5)

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